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IMPORTANT NOTICE

The new Massachusetts Comprehensive Safety Code will take effect January 1, 2015.

Please note the following Massachusetts Amendments relative to smoke and CO detectors.

These regulations will impact the ability of the Fire Department to issue certificates of compliance for the sale/transfer of residential property if older detectors have not been replaced.

Chapter 13 Fire Protection Systems.

13.7.2 Smoke Detection.

13.7.2.1.5 Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station smoke alarms installed in one and two family dwellings shall be replaced when they fail to respond to operability tests, but shall not remain in service longer than 10 years from the date of manufacture. Where alarms have exceeded the manufacturers' listed service life they shall be replaced.

13.7.6 Carbon Monoxide Detection.

13.7.6.1.7 Unless otherwise recommended by the manufacturer's published instructions, single- and multiple-station carbon monoxide alarms installed in one and two family dwellings shall be made operable when they fail to respond to operability tests. Alarms shall be replaced when either the end-of-life signal is activated or the manufacturer's replacement date is reached.

13.7.6.1.8 Combination smoke/carbon monoxide alarms shall be replaced when the end-of-life signal activates or 10 years from the date of manufacture, which ever comes first

The life expectancy of carbon monoxide alarms is 5-7 years, depending on the alarm manufacturer. Therefore, NO certificate of compliance will be issued by the Fire Department after January 1, 2015 for dwellings where the CO detector is in service longer than 7 years from the date of manufacture, or for dwellings where the smoke detector or combination smoke/carbon monoxide detector is in service longer than 10 years from the date of manufacture.

It is the responsibility of the seller (or his/her agent) to ensure compliance with the regulations prior to scheduling an inspection. Failure to do so could result in a re-inspection fee being required after detectors have been replaced to achieve compliance.